143.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,600 /	777,600
					USE VALUE:	777,600 /	777,600
					ASSESSED:	777,600 /	777,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY MARY L	
Owner 2:		
Owner 3:		
Street 1:	103 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1526 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	318,600	3,000	456,000	777,600
Total Card	0.115	318,600	3,000	456,000	777,600
Total Parcel	0.115	318,600	3,000	456,000	777,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.57 | /Parcel: 509.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92777
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,600	3000	5,000.	456,000	777,600	777,600	Year End Roll	12/18/2019
2019	101	FV	241,100	3000	5,000.	427,500	671,600	671,600	Year End Roll	1/3/2019
2018	101	FV	248,200	3000	5,000.	353,400	604,600	604,600	Year End Roll	12/20/2017
2017	101	FV	248,200	3000	5,000.	324,900	576,100	576,100	Year End Roll	1/3/2017
2016	101	FV	248,200	3000	5,000.	296,400	547,600	547,600	Year End	1/4/2016
2015	101	FV	235,000	3000	5,000.	290,700	528,700	528,700	Year End Roll	12/11/2014
2014	101	FV	235,000	3000	5,000.	270,200	508,200	508,200	Year End Roll	12/16/2013
2013	101	FV	235,000	3000	5,000.	257,100	495,100	495,100		12/13/2012

!11107!

PRINT

Date	Time
12/11/20	01:18:48

LAST REV

Date	Time
06/11/18	11:26:38
apro	
11107	

USER DEFINED

Prior Id # 1:	92777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9854-1		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2007	1021	Add Bath	17,000	C		G9	GR FY09	8X12 BTH ADD
3/5/2002	121	Porch	2,500	C				NEW STAIRS/REPAIR
7/18/1995	407	Siding	8,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	345	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33807337
Const Adj.:	0.98990101
Adj $ / SQ:	165.570
Other Features:	96536
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391392
Depreciation:	72799
Depreciated Total:	318593

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

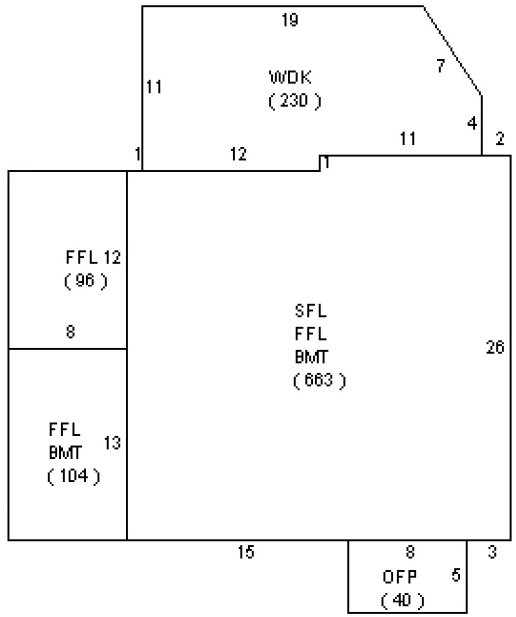
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.57
Special Features:	0	Val/Su Net:	124.31
Final Total:	318600	Val/Su SzAd	208.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	863	165.570	142,887
BMT	Basement	767	49.670	38,098
SFL	Second Floor	663	165.570	109,773
WDK	Deck	230	10.240	2,356
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,563			Total:	294,856
Size Ad	1526	Gross Are	2563	FinArea	1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	AV	1930	24.86	T	40	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000